NEW
KDHE LABORATORY
TOPEKA, KANSAS

CONCEPT PROGRAM INFORMATION

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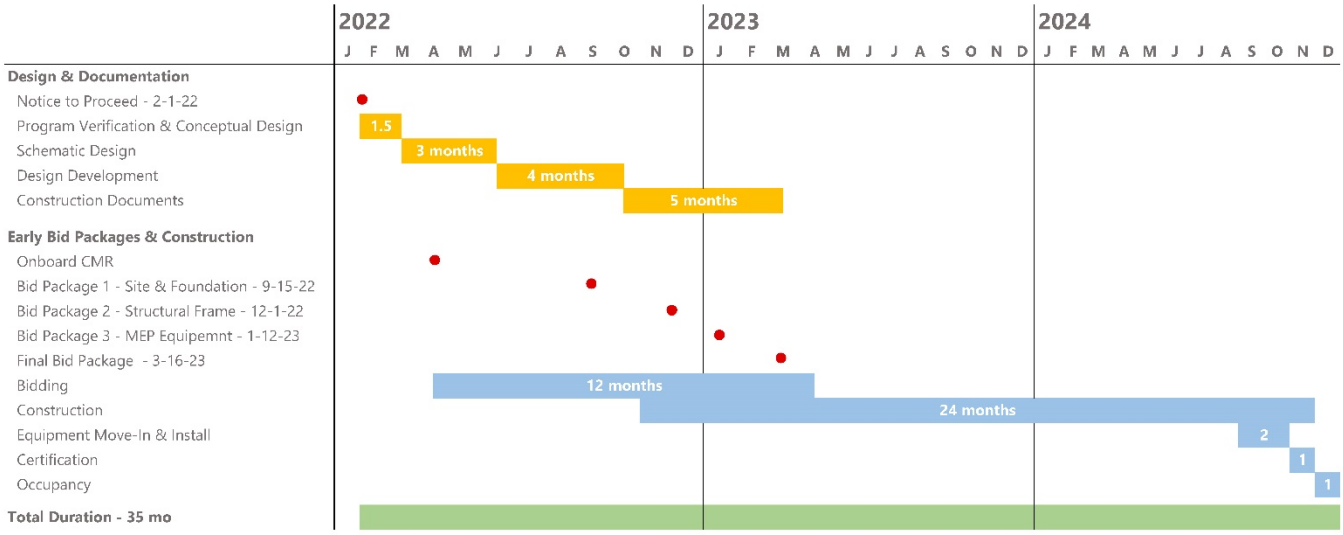
The New Kansas Department of Health and Environment (KDHE) Laboratory, to be located in Topeka, KS., is still in the early design stages. However there has been significant early planning that has already occurred. The following information is being provided to potential Construction Manager at Risk (CMAR) firms to assist in their affirmation of interest to provide CMAR services It should be noted that the information being provided was produced from 2019 to present and will be re-evaluated for further continuation and refinement.

The Owner State Agency will be the Department of Administration.
The user/tenant of the facility will be the KDHE Laboratory Services Division.
The design A/E firm for the project is Clark & Enersen.

Kansas Department of Health and Environment (KDHE) – New Laboratory – Project Schedule



Program Verification & Conceptual Design: February 1 – March 15

- Validate room list and requirements
- Review geotechnical & survey results
- Generate concept plans & renderings

Schematic Design: March 15 – June 15, 2022

- Develop schematic design plans & renderings
- Develop schematic site design
- Develop schematic engineering design
- Establish sustainability goals for the project
- Onboard Construction Mgr. at Risk April 1, 2022
- Work with Construction Mgr. at Risk to verify scope, budget, and schedule

Design Development & Early Site Package: June 15 – October 15, 2022

- Further refine design plans & renderings
- Further refine site and engineering designs
- Develop bid package 1 – site & foundation package

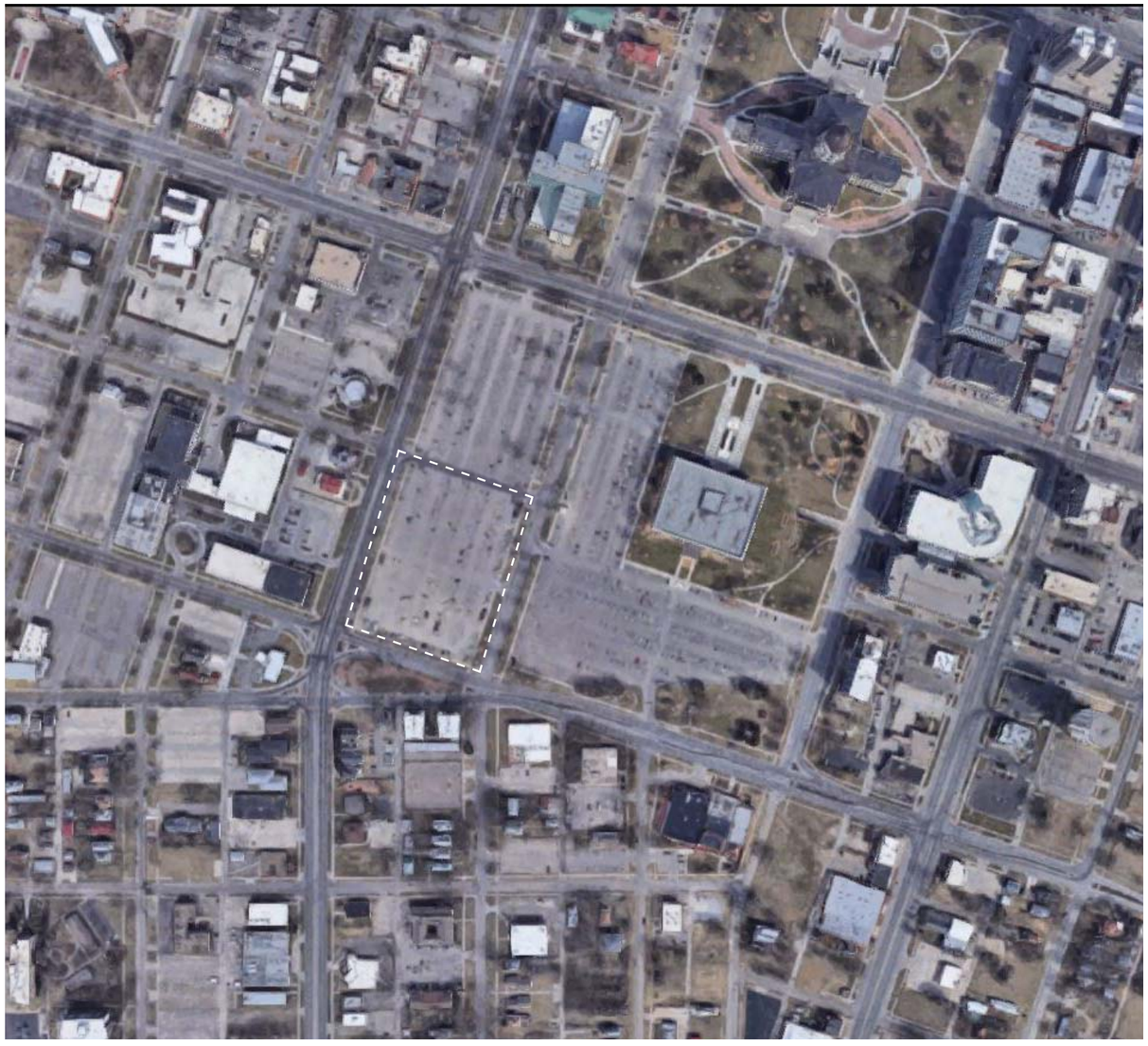
Construction Documents & Bid Packages: October 15, 2022 – April 15, 2023

- Finalize facility design and prepare bid packages
- Develop bid package 2 – structural frame
- Develop bid package 3 – mechanical/electrical/plumbing equipment
- Develop final bid package for remaining scopes of work

Construction: November, 2022 – December, 2024

DOWNTOWN SITE SIGNIFICANCE

The downtown site is the ideal location for the future of KDHE. This site is located two blocks from the Capitol Building and is in the heart of the State of Kansas capitol grounds. There are numerous state agencies in the vicinity of this site. The downtown location provides a plethora of amenities within walking distance. Shopping, restaurants, fast food, are among many of the conveniences that come with this location. When it comes to commuting, walking, biking, riding the bus, driving, Kansas Van Pool Program and Rideshare from Kansas City or Lawrence are all options available at this site. In terms of employee recruitment and retention, the downtown site is a desirable work location for future prospects of KDHE.

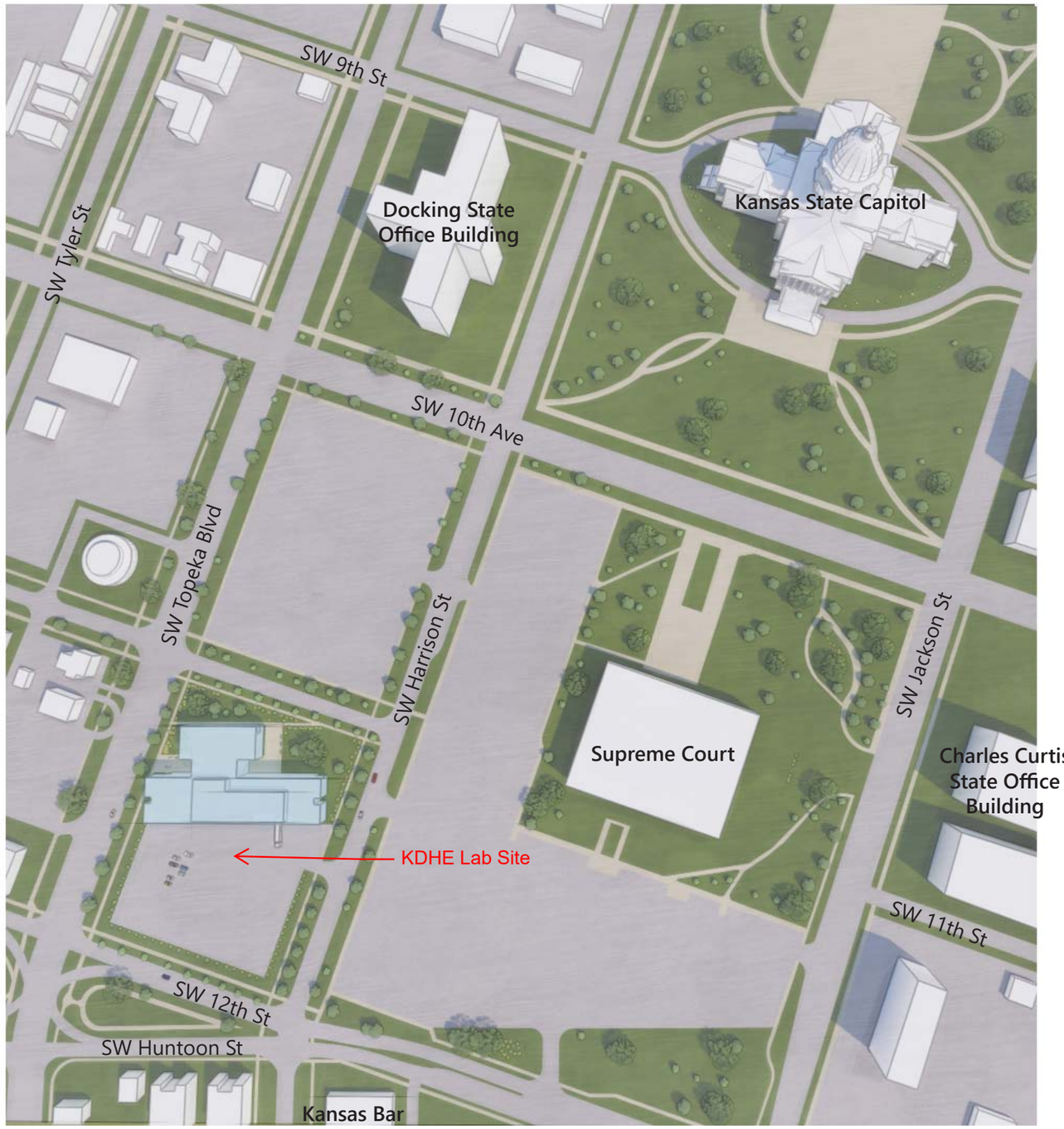


DOWNTOWN SITE CONTEXT

Many opportunities exist surrounding the development of the downtown site. The site plan represented on this page is indicative of that, and highlights future expansion capabilities adjacent to Lot Number 4 beyond the scope of this study. The development shown accommodates growth needs identified during the study and also takes into account enhancements of sustainable design strategies, pedestrian connections, department collaboration, service access and overall access to the building and amenities by both KDHE staff and visitors.

The building mass evolved into the final "I" study. This places offices in the small bar to the north and laboratories in the larger bar to the south. Tying the two bars together is an open zone for collaboration and vertical circulation through the building with bridges between the labs and offices.

Public access is to the north and employee access from the parking lot is to the south. A dedicated service area for shipping and receiving is also included.



CURRENT VS FUTURE SPACE NEEDS

DEPARTMENTAL NSF

In order to establish a baseline for current and future space needs for KDHE, multiple meetings were held with each department to determine what currently exists, what currently works, and what needs to improve. A first step in the process was comparing existing space utilization to current best practices.

The team spent the majority of three days observing activities within each of the lab groups. There was learning of how sample, personnel and waste flows were conducted throughout the day - time was spent looking for ways to optimize the basic function for each lab. Offices and non-lab spaces were right-sized based on current practice. The lab staff growth is projected to increase by approximately 20 over time, however with the efficiencies gained in the functional analysis of the lab, the overall NSF for the facility was reduced by 3,455 NSF and net to gross efficiency improved by over 7% for an overall new building of just over 100,000 GSF which is 20,414 GSF smaller.

Most of the efficiencies gained were due to the inefficient current layout of the lab which used to be a hospital. The lab sizes were based on existing hospital patient and ancillary spaces which are not based on a current modular approach to lab design.

Department	Current NSF	Future NSF
Receiving + Accessioning	12,531	8,730
Health Chemistry	3,808	3,267
Virology + Serology	3,985	2,178
Diagnostic Microbiology	5,703	4,464
Molecular Diagnostics	0	2,664
BSL-3	817	1,464
Organic Chemistry	6,041	5,445
Inorganic Chemistry	8,474	8,650
Offices + Building Support	17,745	20,510
Building Support	5,369	3,645
Total	**64,473**	**61,018**

Current - 2019	Future	Difference
28,828 Lab NSF	28,133 Lab NSF	695
35,645 Non-Lab NSF	32,885 Non-Lab NSF	2,760
120,443 GSF	100,029 GSF	20,414
53.53% Net-to-Gross	61% Net-to-Gross	7.47%
60 Staff	80 Staff	20

DOWNTOWN SITE PLAN

① Public Parking

② EV Parking

③ EPA Trailer Parking

④ Dock

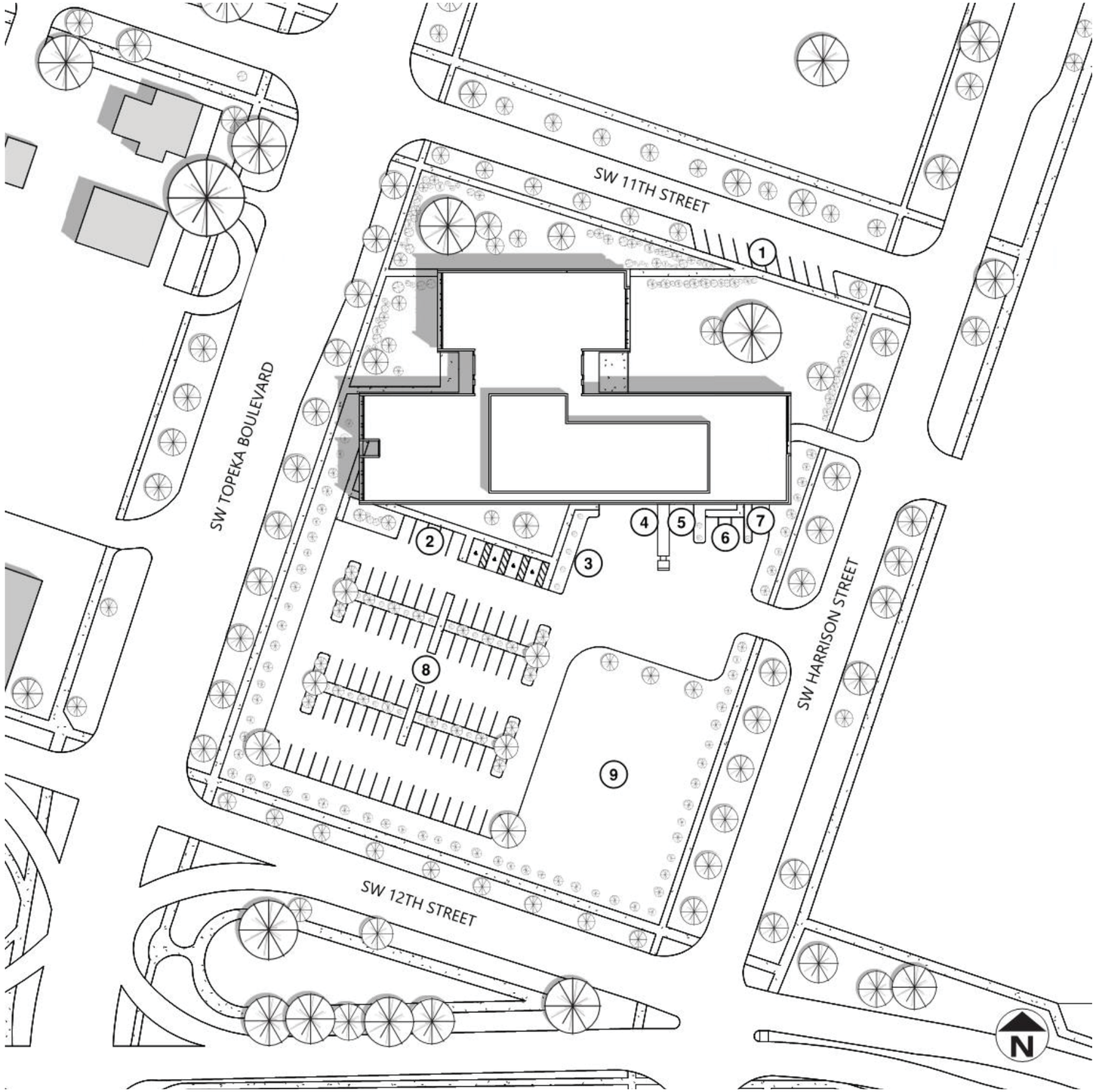
⑤ Back-up Generator

⑥ Sample Drop-off Parking

⑦ Sample Drop-off Drive-up

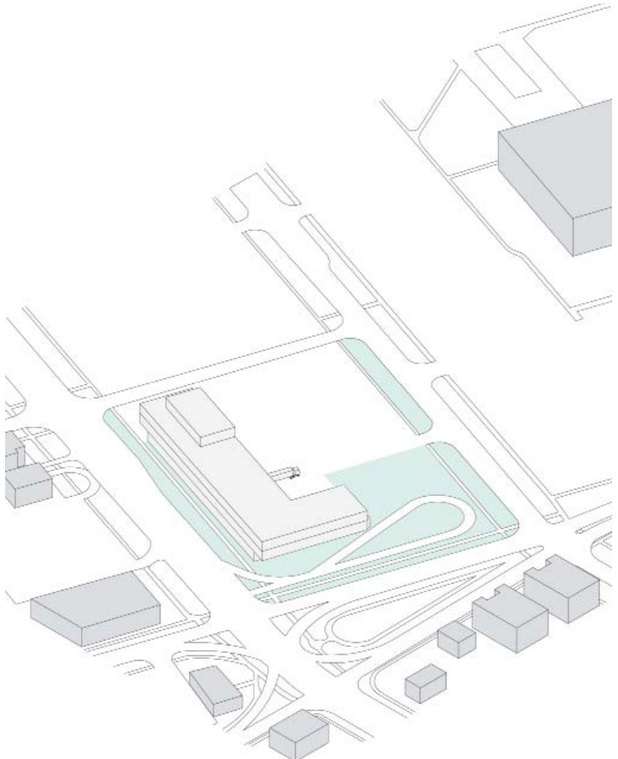
⑧ Employee Parking

⑨ Bioswales

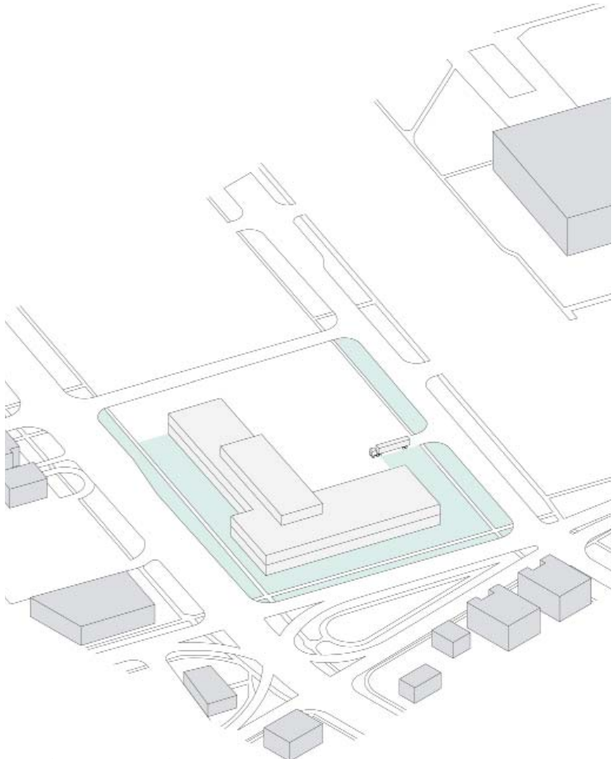


MASSING STUDIES

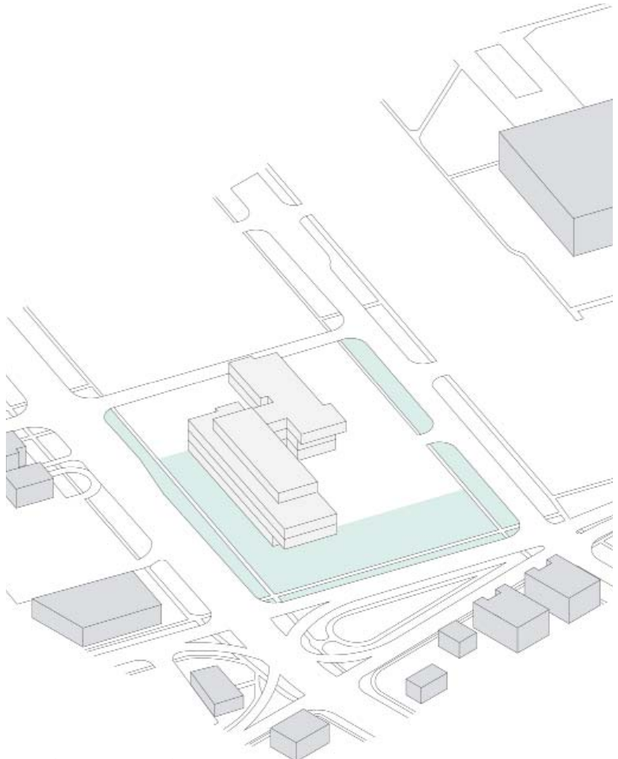
DOWNTOWN SITE



L-Shape Study

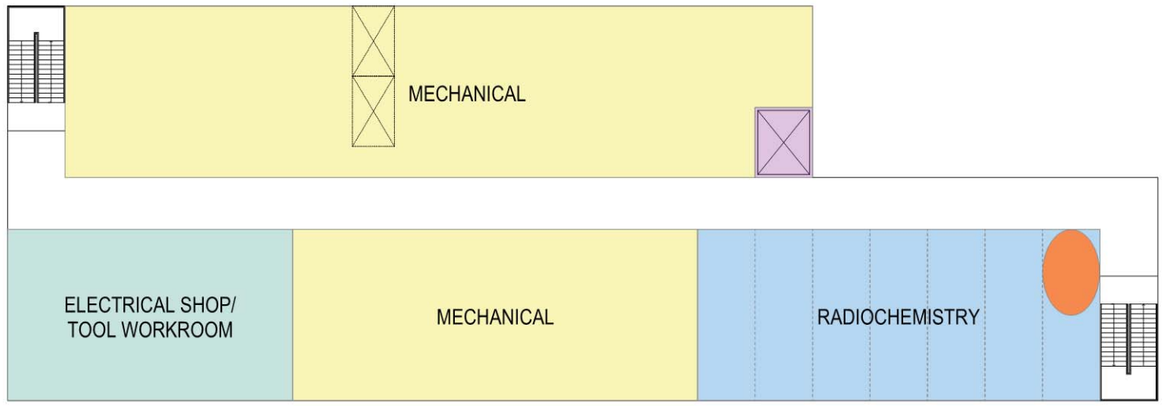


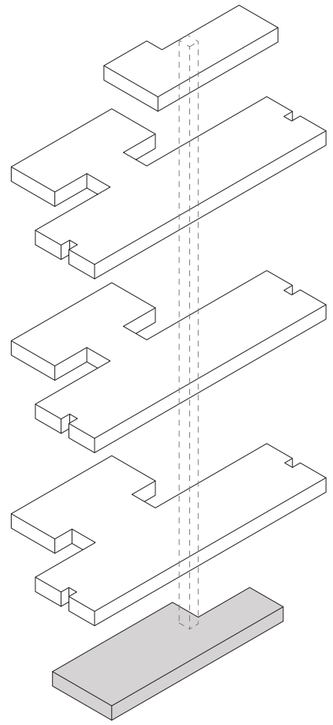
T-Shape Study



Z-Shape Study

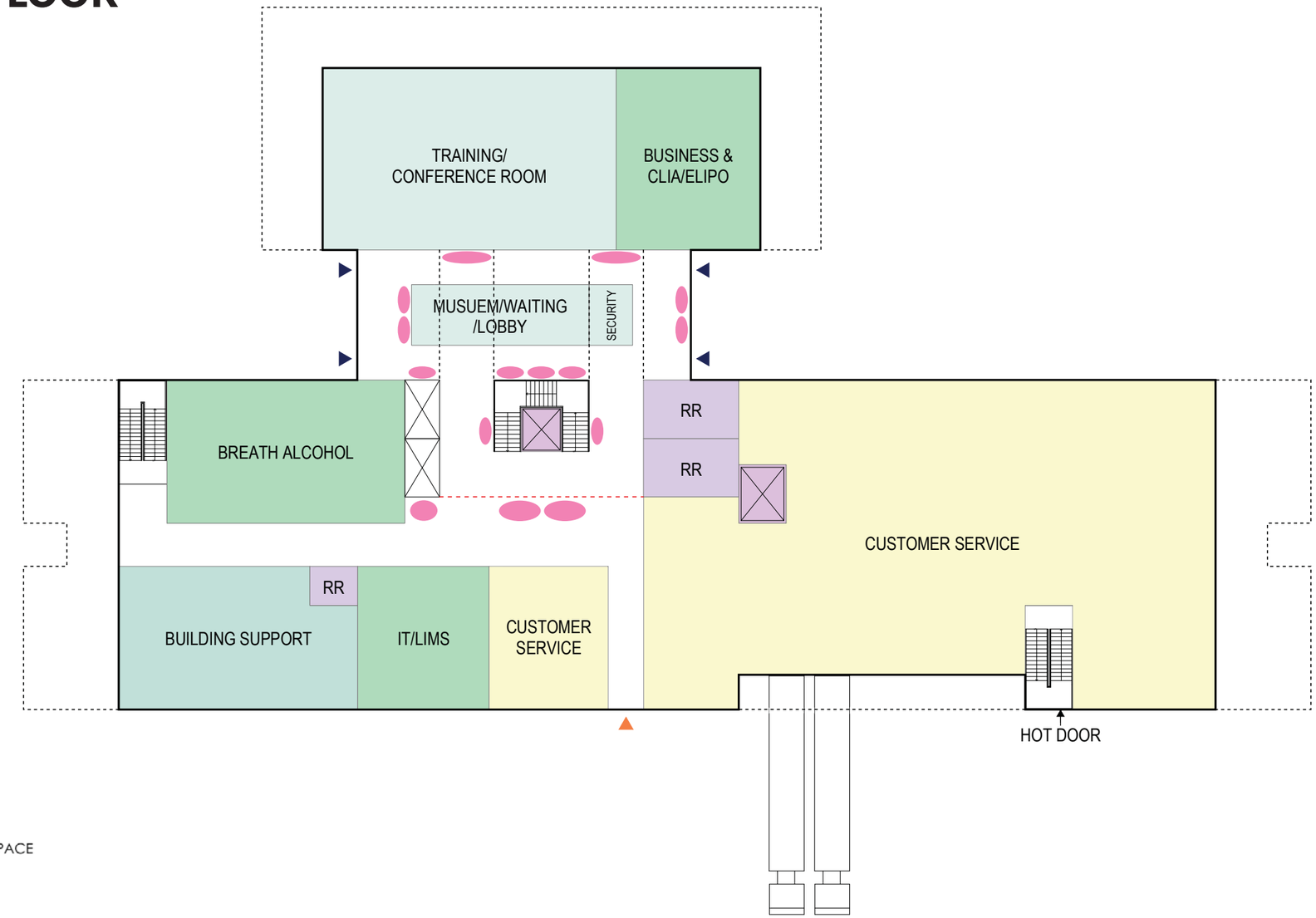
BASEMENT

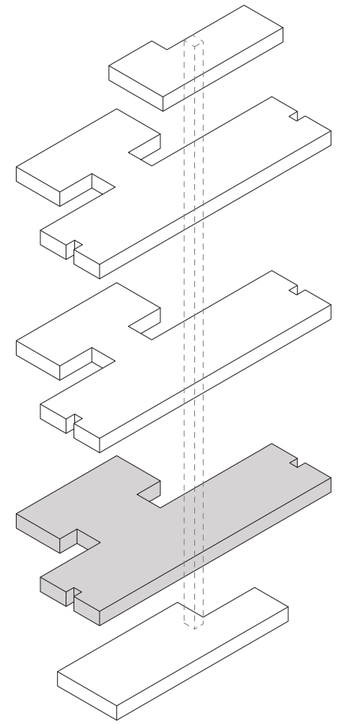




ELEVATOR
COLLABORATION SPACE
STAFF AREA
LINE OF SECURITY
PUBLIC ACCESS
EMPLOYEE ACCESS
DOCK

GROUND FLOOR





ELEVATOR
COLLABORATION SPACE
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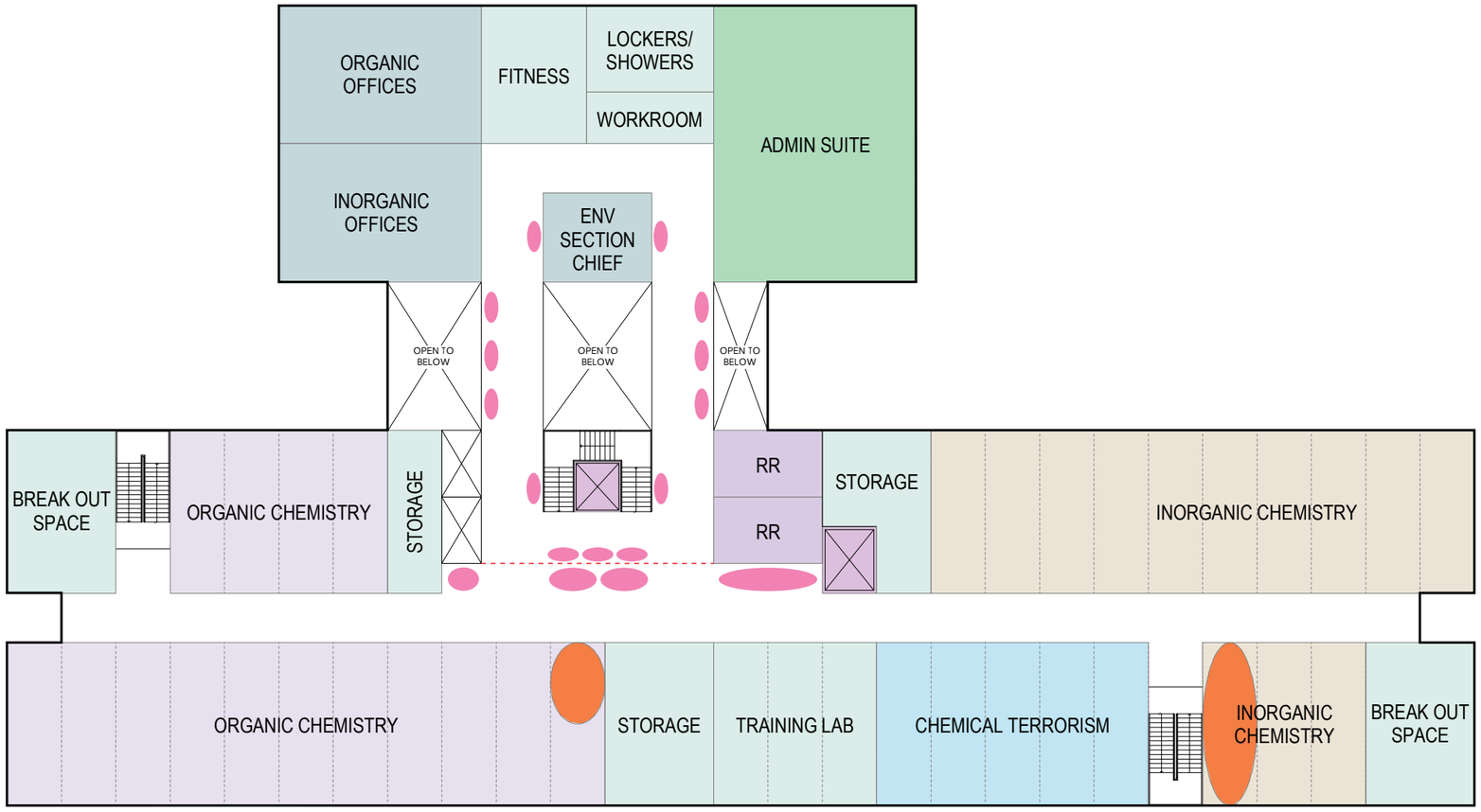
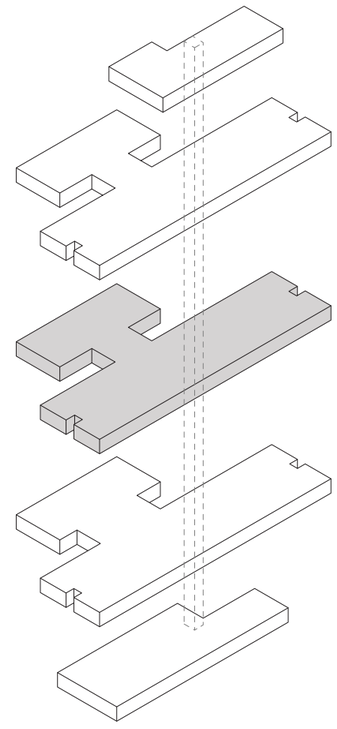
FLOOR 2





ELEVATOR
COLLABORATION SPACE
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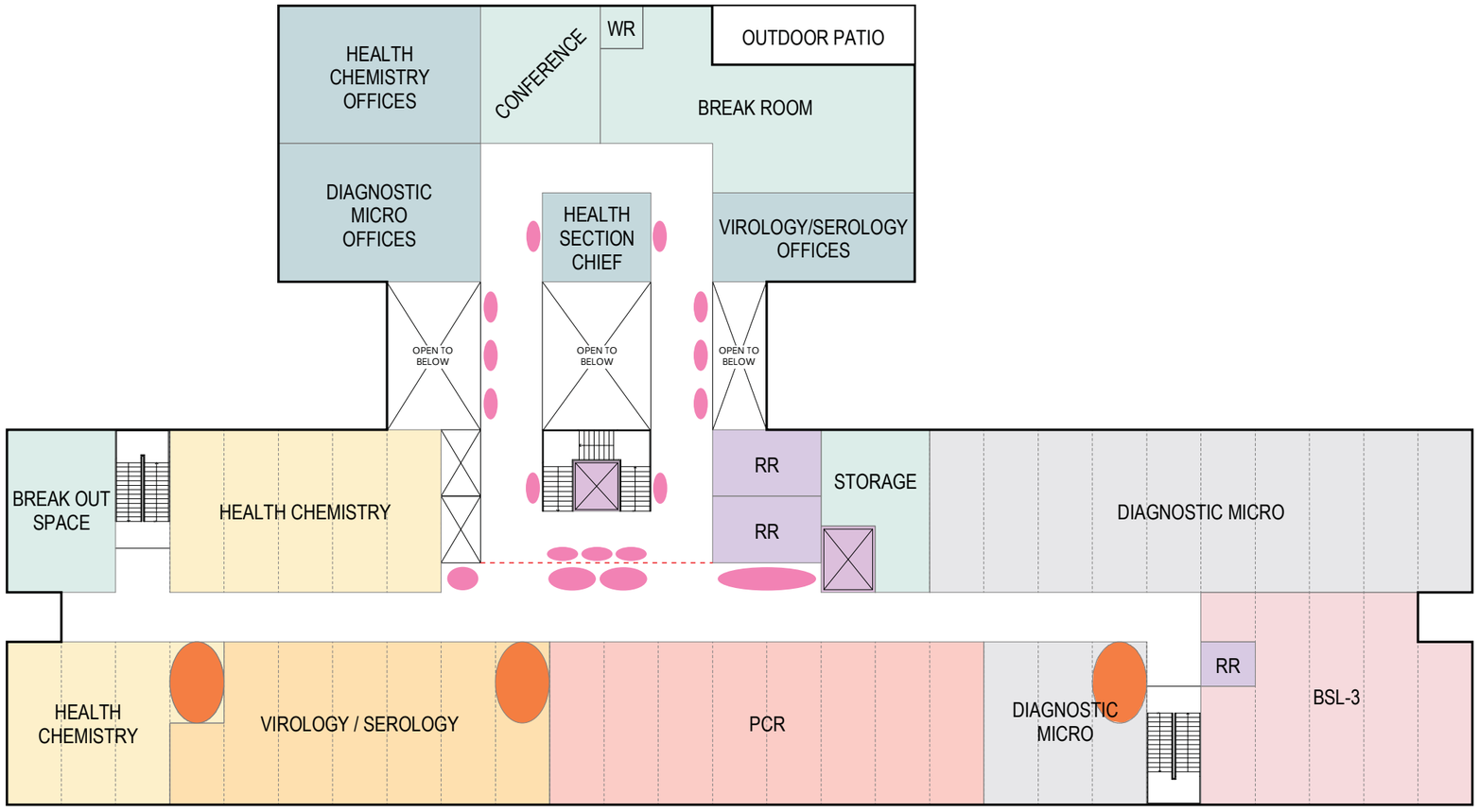
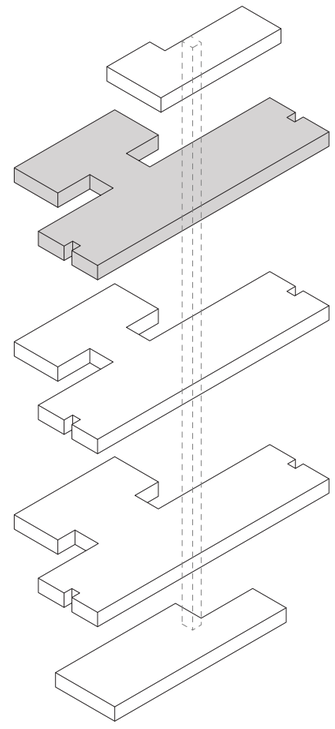
FLOOR 3





ELEVATOR
COLLABORATION SPACE
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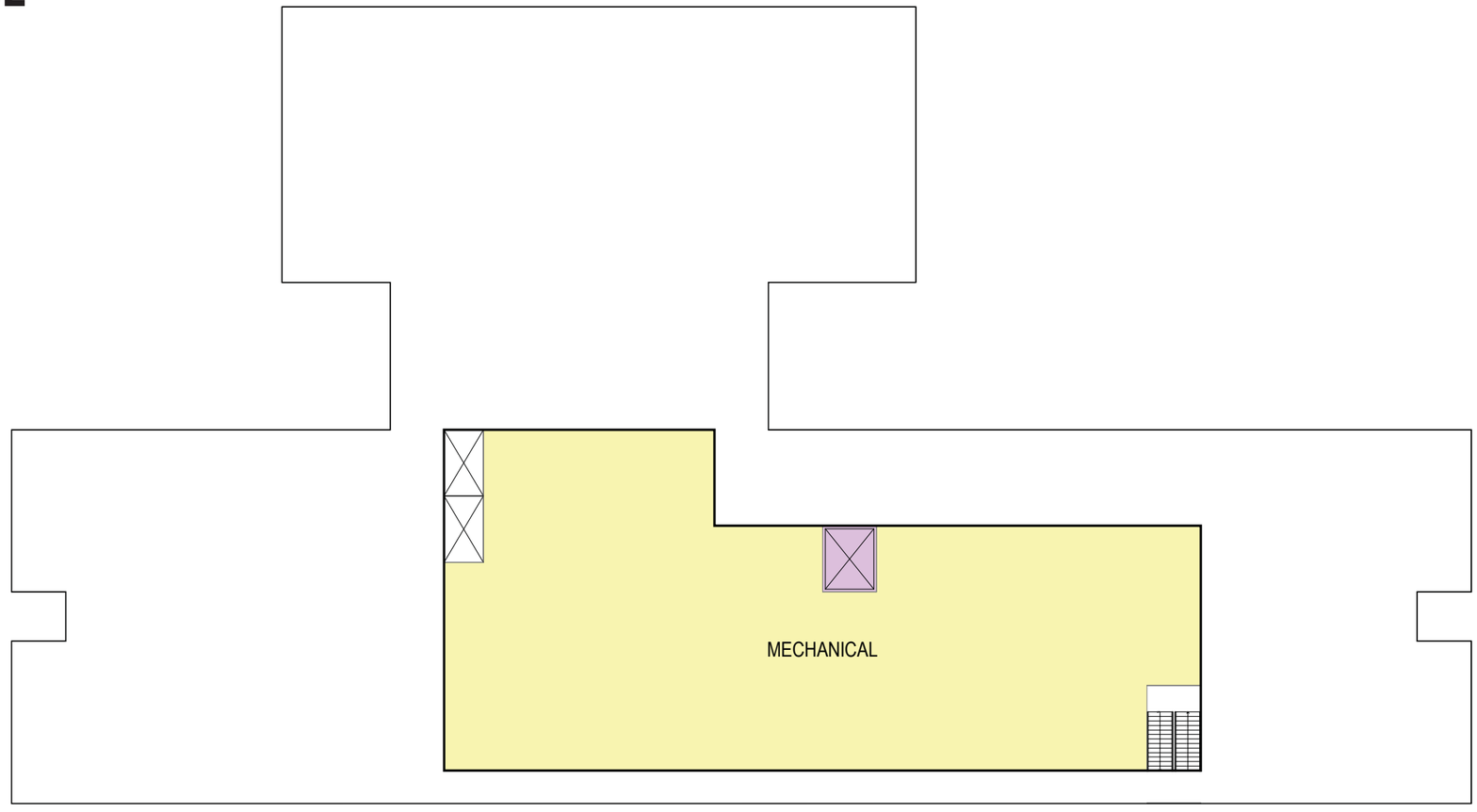
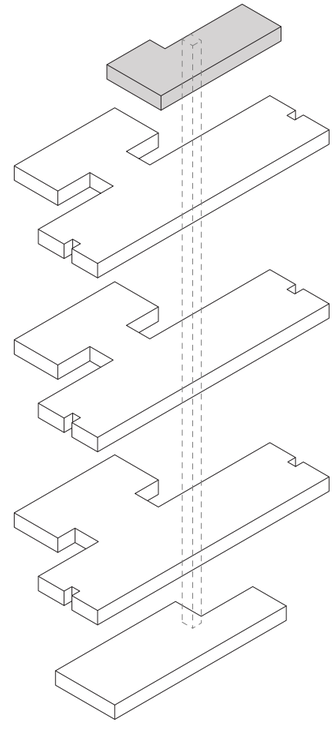
DOCK

PENTHOUSE





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CONCEPT IMAGERY

Views and spaces created throughout the course of concept design have been developed via digital rendering in order to visualize opportunities available in and around the project. A mix of entry sequences as well as interior amenities allow this project to fully engage the downtown area. Not only should this project provide much needed laboratory capabilities to the area, it should add to and improve upon the physical appearance of the downtown area.